

I Executive Summary

This Draft Environmental Impact Report (EIR) evaluates the potential impacts of the proposed City of Belmont General Plan (General Plan), Phase I/Interim Zoning (Phase I Zoning), Belmont Village Specific Plan and associated zoning regulations (BVSP), and Climate Action Plan (CAP), which together constitute the Proposed Project.¹ The Proposed Project was developed in response to policy direction provided by the City Council and the Planning Commission as well as community concerns identified through an extensive public participation and outreach program, including newsletters, community workshops and public meetings in 2014-2017. The City of Belmont is the lead agency for this EIR, as defined by the California Environmental Quality Act (CEQA). As the lead agency, the City is required to evaluate the potential effects of the Proposed Project in an EIR.

An EIR is intended to inform decision-makers and the general public of the potential significant environmental impacts of a proposed project. The EIR also identifies mitigation measures to minimize significant impacts and evaluates reasonable alternatives to the proposed project that may reduce or avoid one or more significant environmental effects. These alternatives must include a “No Project” alternative that represents the result of not implementing the project and a range of reasonable alternatives to the project, which would feasibly attain most of the basic objectives but would avoid or substantially lessen any of the significant effects of the project.² Based on the alternatives analysis, an environmentally superior alternative is identified.

This EIR is a program EIR that examines the potential effects resulting from implementing designated land uses and policies in the Proposed Project. The impact assessment evaluates the Proposed Project as a whole and identifies the broad, regional effects that may occur with its implementation. As a programmatic document, this EIR does not assess site-specific impacts. Any future development project made possible by the Proposed Project will be subject to individual, site-specific environmental review, as required by State law.

PROPOSED PROJECT

The Proposed Project consists of the proposed General Plan, Phase I Zoning, BVSP, and CAP. The proposed General Plan is intended to replace the existing Belmont General Plan, which was last updated in 1982. The General Plan is composed of goals, policies, a land use diagram, and other graphic figures and maps (e.g. open space systems, a transportation network, and public facilities) to guide future development within the City’s boundaries, through the year 2035. The General Plan

¹ Throughout this document, the term “proposed City of Belmont General Plan” is used interchangeably with “proposed General Plan,” and all four of the proposed City of Belmont General Plan, Phase I/Interim Zoning, Belmont Village Specific Plan, and Climate Action Plan are referred to as the “Proposed Project.”

² CEQA Guidelines 15126.6(a)

update is comprehensive, and includes all State-required elements other than the Housing Element, which was last updated in 2015 and is not part of the Proposed Project.

Following adoption of the General Plan, the City intends to undertake a comprehensive zoning update to implement the proposed General Plan's policies and actions. The first step in that process is the Phase I Zoning, which provides a zoning framework and review process that will ensure that new development conforms to proposed General Plan policies and land use designations immediately following General Plan adoption. The Phase I Zoning provides a legal basis to require conformity and, conversely, enable the City to modify or deny nonconforming projects.

Along with the preparation of its General Plan Update, the City of Belmont undertook a parallel planning process for the area known as Belmont Village. Belmont Village is currently the primary development focus of the City. It has been designated a "Priority Development Area" by the Metropolitan Transportation Commission and the Association of Bay Area Governments due to its potential to support new housing and employment near transit. This designation qualifies the City to receive funding to develop a Specific Plan for the area, as well as potential future additional grants for specific projects and public improvements consistent with the Specific Plan. Currently, Belmont has an analogous Plan: the Downtown Specific Plan. Adopted in 1990 and amended in 1995, the Downtown Specific Plan will be replaced by the Belmont Village Specific Plan.

Additionally, Belmont has prepared its first Climate Action Plan (CAP), a comprehensive plan for addressing a community's greenhouse gas (GHG) emissions. A CAP, or similar qualified greenhouse gas reduction strategy, can serve as a mitigation strategy under CEQA for GHG/climate change impacts associated with a proposed project. Belmont's CAP aligns with the Belmont General Plan Update and the Belmont Village Specific Plan. Specifically, the CAP quantifies existing and projected GHG emissions in the General Plan Update Planning Area³ through horizon year 2035 resulting from activities within the Planning Area and the region, and it includes 2035 reduction targets. The CAP also contains a suite of quantified reduction strategies, performance standards, and a framework for implementation to achieve the required reduction. Once the CAP is adopted, projects consistent with the proposed General Plan (and the BVSP, if applicable) and CAP will undergo a streamlined process for mitigation of GHG emissions under CEQA, pursuant to CEQA Guidelines §15183.5.

The City of Belmont is situated in San Mateo County, halfway between San Francisco and San Jose. Belmont is bisected by El Camino Real, Alameda de las Pulgas, and Caltrain tracks (the peninsula commuter rail line and transportation corridor running in a north-south direction). Ralston Avenue connects the city and the region in an east-west direction from Highway 92/Interstate 280 to Highway 101. The city is within easy driving distance of the Pacific coast, three major airports, and major employment centers including San Francisco, Silicon Valley, and the East Bay. Belmont Village is located inside the Planning Area within city limits, and it encompasses approximately 80 acres centered around the intersection of El Camino Real and Ralston Avenue.

³ Throughout this document, the term "Planning Area" is used to refer to the General Plan Update Planning Area. The Belmont Village Specific Plan Planning Area is referred to as the "BVSP Area."

Key Features of the Proposed Project

General Plan

The maps and policies in the General Plan are structured around the following key vision statements. An ongoing public participation process has provided opportunities for community input to the Belmont General Plan Update. Early in the planning process, the community was engaged through a citywide survey, workshops, community conversations and stakeholder interviews to establish priorities for future planning, resulting in the following vision statements that have been affirmed through subsequent input from the public and decision-makers.

Distinctive Community Development

- Belmont prides itself on being unique.
- Its small-town ambiance sets itself apart as a tranquil, inclusive, safe and desirable place to live, work and play.
- We get involved in town matters because we care about living here.
- We connect with each other in all kinds of gathering places.
- We value and celebrate a strong commitment to diversity, inclusion, safety, equality and dignity for all individuals in Belmont.
- Our strong sense of community and enjoyment of the town's assets and activities deepen as we become better informed and connected.

Easy Mobility

- We put a priority on getting out of, into, and through town efficiently.
- Bicyclists, walkers, and other non-drivers get where they are going easily and safely.
- We require safe residential streets and smooth flowing thoroughfares.

Natural Beauty

- We choose to make our home among these beautiful hills, trees, parks, views, and open spaces.
- Our natural surroundings inspire us to play, create, and contemplate.
- Our actions today preserve and enhance Belmont's beauty to make it even lovelier for our grandchildren.
- Our wooded residential areas are diverse, peaceful, and well maintained.

Thriving Culture

- Belmont is a wonderfully safe, culturally diverse and supportive place to raise a family.
- We facilitate lifelong learning in our academic, artistic, athletic, and social dimensions and we thrive on interconnection with the rest of the world.
- Our schools and library are the pride of the community.
- Our university is intrinsic to Belmont's social, artistic, and economic life.
- The arts thrive in this creative, appreciative town – the arts hub of the peninsula.
- Our history makes Belmont what it is, and we preserve that heritage for our children.

Thriving Economy

- A charming, vibrant town center is at the heart of our civic and economic life.
- Our economy prospers with a mix of attractive, successful businesses that fit with our community character.
- We look first in our town shops and restaurants for what we need.
- Education, arts, and the economy flourish in concert.

The General Plan Update comprises the following chapters, meeting the requirements for general plans under California Government Code §65302 for elements that a general plan must contain.

Each element of the Plan includes goals, policies, and actions, which together articulate a vision for Belmont. Goals define an ideal future related to the public health, safety, or general welfare of the community; they set directions for policies. Policies are specified ends or conditions that are an intermediate step towards attaining a goal; they are specific statements to guide decision-making. Actions are implementation measures that the City will undertake to accomplish the objective of the policy.

1. Introduction
2. Land Use Element
3. Circulation Element
4. Parks, Recreation, and Open Space Element
5. Conservation Element
6. Safety Element
7. Noise Element

Phase I Zoning

As stated above, the Phase I Zoning is the first step in implementing the General Plan land use regulations and policy direction. The Phase I Zoning provides a legal basis to require conformity and, conversely, enable the City to modify or deny nonconforming projects.

The Phase I Zoning includes the following elements:

1. **Amend Section 2, Definitions.** Provides additional definitions and adds rules for height measurement.
2. **Amend Section 3, Zoning Districts Established.** Adds Regional Commercial (RC), Corridor Mixed Use (CMU), Harbor Industrial Area (HIA-1 and HIA-2), Open Space Privately-Owned (OS-PO), and Public and Semi-Public (PS) zoning districts.
3. **Amend Section 5, Commercial Districts.** Replaces Section 5.4, “Highway Commercial District or C-3 District,” with a new Section 5.4, “Regional Commercial or RC District.”
4. **Add Section 5A, Corridor Mixed Use District.** Provides regulations for the new CMU District.
5. **Add Section 5B, Harbor Industrial Area.** Provides regulations for the new HIA-1 and HIA-2 Districts.

6. **Add Section 5C, Public/Semi-Public District.** Provides regulations for the new PS District.
7. **Repeal Section 7, Agricultural.** Removes the Agricultural and Open Space District.
8. **Add Section 6C, Open Space Privately-Owned District.** Provides regulations for the new OS-PO District.
9. **Add Section 7A, Off-street Parking and Loading in Commercial Mixed Use and Regional Commercial Districts.** Provides off-street parking and loading regulations that apply to the CMU and RC Districts.
10. **Amend Section 9.5, Uses – Exceptions and Provisions.** Add Section 9.5.2 on Recycling Collection Facilities.
11. **Amend Section 10, Planning Procedures.** Add 10.6 on General Plan Conformity, Procedures.
12. **Appendix A: Guidelines for Establishing Peak Hour Trip Credits for TDM Measures.** Specifies how many peak hour trips will be credited for each of a series of Transportation Demand Management (TDM) measures.

Belmont Village Specific Plan

The BVSP meets requirements of California Government Code §65451 governing the contents of specific plans. It includes the following chapters:

1. **Introduction and Background.** Provides project background and purpose, vision statement and guiding principles, a summary of community outreach, legal context, and plan organization.
2. **Land Use.** Presents key features of the Village Planning Area, the Land Use Diagram and classifications, density and intensity standards, potential new development at BVSP buildout, affordable housing strategies, and historic resources.
13. **Mobility.** Addresses pedestrian and bicycle connectivity, automobile circulation, transit and transportation demand management measures, and parking strategies.
14. **Urban Design.** Provides guidance for the development of the built environment in the Planning Area, from streetscape improvements and wayfinding, to detailed development standards and building design guidelines. In addition, the chapter presents illustrative concepts for three areas in the Village.
15. **Infrastructure and Public Services.** Includes direction for public utilities and services to ensure all development in the Planning Area is accommodated by adequate city infrastructure and services. Describes the park, school, and community facilities in the Planning Area to serve current and future residents.
16. **Environmental Sustainability, Health, and Safety.** Addresses key environmental issues that will potentially have an impact on the design and location of new development, including hydrology and flooding, geology and seismicity, hazardous materials and air contaminants, biological resources, and noise.
17. **Implementation.** Outlines measures for consistency with the General Plan and Municipal Code, phasing, implementation mechanisms, and financing strategies for infrastructure and public improvements identified in the Plan.

Appendix – Village Zoning. Provides zoning regulations that will implement the Belmont Village Specific Plan.

The Belmont Village Specific Plan’s Vision Statement is as follows: “Realize Belmont Village’s potential as the City’s center of civic life with a unique sense of place. Create an attractive, vibrant, mixed use town center for Belmont, offering shopping, restaurants, entertainment, employment, and residential uses in a compact, pedestrian-oriented setting. Enhance pedestrian and bicycle connections so that residents, visitors, and workers can walk, bike, and take transit. Design streets and public spaces to create a lively and attractive public realm with a distinctive identity.”

Climate Action Plan

The CAP includes the following chapters:

1. **Introduction and Background.** Provides project background and purpose, overview of climate science, projected San Francisco Bay Area climate impacts, and State policy and regulatory context. It also provides an overview of regional efforts, local efforts, and the process of creating the CAP.
2. **Greenhouse Gas Inventory and Forecast.** Describes inventory sources and data collection process. Provides baseline emissions inventory for 2005, followed by emissions forecasts for 2020 and 2035. It concludes with emission reduction targets.
3. **Climate Action Strategies.** Provides climate action strategies to reduce greenhouse gas emissions, including goals and measures related to energy, transportation, land use, and solid waste. Also describes climate adaptation strategies.
4. **Implementation.** Prioritizes measures for emission reduction strategies, describes the results of the measure prioritization, summary of the measures, and how the emission targets will be met. Also describes the management strategy for GHG reductions, how to involve the public, and the timeline.
5. **Monitoring and Improvement.** Describes the efforts the City will take to monitor progress towards emissions targets.
6. **Conclusion.** Summarizes the purpose of the CAP and its key strategies.

Estimated Buildout of the Proposed General Plan and Specific Plan

General Plan

Full development under the General Plan is referred to as “buildout.” Although the General Plan envisions policies and land use intentions in the Plan to be realized by 2035, the year is not intended to be certain; nor does the designation of a site for a certain use necessarily mean the site will be built or redeveloped with that use in the next 20 years. The Land Use Element of the proposed General Plan provides a more detailed analysis of General Plan buildout.

In 2013, the Planning Area’s population was approximately 26,400. Table ES-1 shows that the population in the Planning Area is expected to grow by about 4,100 people by 2035, which is an increase of 15.5 percent from the population 2013 and an annual growth rate of 0.7 percent. By 2035, total households are expected to increase by 1,500 households, or 13.8 percent, with an annual

growth rate of 0.6 percent. About 3,300 new jobs are expected in the Planning Area in 2035, a 32.7 percent increase from the total jobs in 2013, with an annual growth rate of 1.3 percent.

Table ES-1: Projected Growth in Planning Area, Belmont General Plan, 2013-2035

	2013	2035
Population	26,400	30,500
Households	10,900	12,400
Jobs	10,100	13,400

Sources: 2013 figures: C/CAG-VTA 2040 Model; Dyett & Bhatia; Kittelson & Associates, Inc. 2016. 2035 figures: C/CAG-VTA 2040 Model; Dyett & Bhatia; Kittelson & Associates, Inc. 2016.

Specific Plan

Like the Belmont General Plan Update, the BVSP uses a horizon year of 2035, and the growth projected to occur within the BVSP Area is included in the Belmont General Plan Update growth projections; i.e., the following growth projections do not increase the total growth planned for or permitted under the Belmont General Plan Update.

In 2013, Belmont Village had approximately 670 people in 340 housing units, and 1,440 jobs in 679,000 square feet. Table ES-2 summarizes the net total buildout within Belmont Village (the sum of existing development, current development projects, and net new development). About 560 new residential units are expected, increasing the total housing units to just under 900; with a population increase of about 1,100 residents, the total population is expected to be about 1,800. Nearly 365,000 square feet of new non-residential development is expected by 2035, bringing the total amount of non-residential development in the Village to about 1,044,000 square feet. Growth of about 1,000 new jobs is expected, increasing the total to about 2,450 employees in the area.

Table ES-2: Projected Growth in Belmont Village Specific Plan Area, 2013-2035

	2013	2035	2013-2035 Growth
Total Population	670	1,780	1,110
Total Housing Units	340	890	560
Total Jobs	1,440	2,450	910
Total Non-Residential Square Feet	679,000	1,044,000	364,800

Source: Dyett and Bhatia, 2016.

Alternatives to the Proposed General Plan

The following alternatives are described and evaluated in this EIR:

Alternative 1: Balanced Mixed Use

This alternative was designed to provide a more balanced jobs/housing ratio, representing a more even balance between commercial and residential development, in the Planning Area both in total and by neighborhood (where possible), which in turn has the potential to reduce total vehicle miles traveled by allowing more residents of the Planning Area to have the opportunity to live closer to retail and commercial destinations. A better match between commercial and residential land uses is achieved relative to the Proposed Project in part through two additional mixed-use nodes (outside of the BVSP Area) along Ralston Avenue, and more housing within close proximity to Notre Dame de Namur University (NDNU). Within the BVSP Area, more intense mixed use housing opportunities are created throughout the district, and a “live/work” land use designation is also introduced and applied to a cluster of parcels east of the Caltrain tracks and south of Ralston Avenue. These changes in total result in potential for a more even balance of residential to commercial development in the BVSP Area than the Proposed Project.

No Project Alternative

The purpose of evaluating the No Project Alternative is to allow decision-makers to compare the potential impacts of approving the project with the potential impacts of not approving the project. The No Project analysis discusses both the existing conditions at the time the NOP is published as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved. The No Project scenario represents the continuation of the current General Plan (last updated in 1982) and Downtown Specific Plan (adopted in 1990 and amended in 1995) land use designations, with no Climate Action Plan in effect. It assumes that the existing General Plan, Zoning Ordinance, and Downtown Specific Plan would continue to guide development in the Planning Area until buildout in 2035. In relationship to the Proposed Project, the No Project Alternative:

- Has different land uses;
- Densities/intensities are lower, and mixed-use development and development of centers and walkable communities is not promoted to the level in the Proposed Project;
- Is based on a different set of core values/goals and objectives;
- Has lower residential capacity; and
- Has reduced alternate modes of transportation, connectivity, and street capacity.

Areas of Controversy

Although there are no clear-cut areas of controversy, environmental impacts classified as significant and unavoidable have been identified in the resource topics of air quality and transportation, and inasmuch as they may be controversial to the general public, agencies, or stakeholders, they are described briefly here.

AIR QUALITY

The Proposed Project would not conflict with the BAAQMD's *2010 Clean Air Plan*. Each plan includes numerous policies that would support the primary goals of the *2010 Clean Air Plan*, including attainment of ambient air quality standards. The proposed General Plan and BVSP policies also incorporate all applicable control measures outlined under the *2010 Clean Air Plan*, and would not hinder their implementation. Further, with implementation of the proposed General Plan and proposed Climate Action Plan (another element of the Proposed Project), per capita emissions will be lower than forecasted for the Planning Area under the *2010 Clean Air Plan*, which will further help the region attain the ambient air quality standards.

While the proposed General Plan and the BVSP would be consistent with BAAQMD's regional air quality strategy, individual development projects may still generate construction and operational emissions in excess of BAAQMD's project-level thresholds. Mitigation Measures AQ-1 through AQ-4 would reduce construction-related emissions, and Mitigation Measure AQ-5 would address operational-related emissions. Implementation of the comprehensive suite of proposed General Plan and BVSP policies would also reduce the severity of growth-oriented criteria pollutants by reducing VMT, encouraging transit, fostering bicycle and pedestrian infrastructure, and supporting sustainable land use patterns, including mixed-use design and increased density. However, as described below, even with implementation of the proposed General Plan and BVSP policies and the recommended mitigation measures, impacts from short-term construction and long-term operation would remain significant and unavoidable. These emissions would also result in a cumulatively considerable air quality impact within the SFBAAB.

The proposed General Plan and BVSP may expose sensitive receptors to substantial TAC concentrations. Based on an inventory of existing stationary, roadway, and railway sources, several locations within the planning areas include sources currently in excess of BAAQMD's project-level and cumulative health risk thresholds. The proposed General Plan and BVSP both include policies to minimize risks to future residents. Operation of new stationary sources developed under the plans would be subject to the permit authority of the BAAQMD, which prohibits sources with health risks in excess of air district thresholds. Construction activities of future development may expose existing and future receptors to significant health risks. Mitigation Measures AQ-1 and AQ-2 would reduce construction-related emissions, and Mitigation Measure AQ-6 would provide a project-level evaluation of construction-related health risks from future projects within 1,000 feet of sensitive receptors. Despite these measures, there may be instances where project-specific conditions preclude the reduction of health risks below adopted thresholds, resulting in a significant and unavoidable impact.

Neither demolition activities nor increased traffic associated with the proposed General Plan and BVSP would expose receptors to significant pollutant concentrations. Specifically, demolition

activities would be required to comply with BAAQMD Regulation XI, Rule 11-2 for the control of asbestos containing material (ACM). CO screening and modeling indicate that traffic volumes under the proposed General Plan and BVSP would not result in CO concentrations in excess of the state or federal 1- or 8-hour CO standards.

Development under the proposed General Plan and BVSP would not create objectionable odors affecting a substantial number of people. Impacts associated with odors during construction and operation would be less than significant.

NOISE

The Proposed Project would result in both short-term and long-term changes to the existing noise environment in the Planning Area. Construction noise associated with future development that would be supported by the Proposed Project could expose sensitive receptors to noise levels that exceed the noise standards set forth in both the existing and proposed General Plan. Compliance with the time-of-day restrictions and noise muffling requirements for new construction in the City's Noise Ordinance, as well as the noise-reducing policies included in the proposed General Plan and BVSP, would reduce impacts on sensitive receptors to the extent feasible. However, even with these measures, it may not be feasible in all cases to mitigate construction noise of individual projects to a less-than-significant level. Thus, impacts from construction noise would be significant and unavoidable.

Similarly, long term operational noise from traffic, trains, and stationary sources could also increase compared to existing conditions, but would be limited in area through implementation of the policies of the proposed General Plan and BVSP. Changes in traffic noise as a result of the Proposed Project would be above the General Plan noise exposure standards for single-family residential uses in some locations as compared to existing conditions. This impact would be significant and unavoidable.

Construction activity could expose people to excessive groundborne vibration. Proposed General Plan policies would require that developers mitigate any vibration impacts on sensitive land uses to the extent feasible. However, even with these measures, it may not be feasible in all cases to mitigate vibration from individual construction projects to a less-than-significant level at all sensitive receptors. Thus, impacts from construction vibration would be significant and unavoidable.

Similarly, the development of sensitive land uses in areas with substantial vibration from trains could be significant. Proposed General Plan and BVSP policies would require future development along the Caltrain tracks to incorporate mitigation to reduce vibration, which would reduce impacts. However, even with these measures, it may not be feasible in all cases to mitigate perceived vibration at all sensitive receptors. However, CEQA does not require analysis of impacts of the existing environment on a project pursuant to the California Supreme Court decision in *California Building Industry Association vs. Bay Area Air Quality Management District (CBIA v. BAAQMD)*. Therefore, this impact would not be significant for CEQA purposes.

The Proposed Project area is not located within areas of excessive noise from either the San Carlos Airport or the San Francisco International Airport and no significant impacts are expected with respect to aircraft noise.

TRANSPORTATION

Buildout of the Proposed Project in 2035 would result in added traffic demand within the Planning Area as well as regional roadways. Although the proposed Plans include roadway infrastructure improvements, increases in traffic demand would be expected to cause 35 of the 45 study intersections to exceed the thresholds of significance defined by the City and/or the City/County Association of Governments of San Mateo County (C/CAG):

- Ralston Avenue/SR 92 Westbound Ramps
- Ralston Avenue/SR 92 Eastbound Ramps
- Ralston Avenue/Hallmark Drive
- Ralston Avenue/Belmont Canyon Road
- Ralston Avenue/Tahoe Drive
- Ralston Avenue/Davis Drive
- Ralston Avenue/Cipriani Drive
- Ralston Avenue/Alameda de las Pulgas
- Ralston Avenue/Notre Dame Avenue
- Ralston Avenue/Chula Vista Drive
- Ralston Avenue/Notre Dame University Road
- Ralston Avenue/South Road
- Ralston Avenue/Sixth Avenue
- Ralston Avenue/El Camino Real
- Ralston Avenue/Old County Road
- Ralston Avenue/Elmer Street
- Ralston Avenue/Hiller Street
- Ralston Avenue/US 101 Southbound Ramps
- Ralston Avenue/US 101 Northbound Ramps – Island Parkway
- Marine Parkway/Shoreway Road – Oracle Parkway
- Alameda de las Pulgas/Carlmon Drive
- Alameda de las Pulgas/Chula Vista Drive
- El Camino/Davey Glen Road
- El Camino Real/Middle Road
- El Camino Real/Flashner Lane
- El Camino Real/Emmett Avenue
- El Camino Real/Waltermire Street
- El Camino Real/O’Neill Avenue
- El Camino Real/Harbor Boulevard (North)
- El Camino Real/Harbor Boulevard (South)
- Old County Road/Masonic Way
- Old County Road/O’Neill Avenue
- Old County Road/Harbor Boulevard
- Fifth Avenue/O’Neill Avenue
- Sixth Avenue/O’Neill Avenue

The improvements necessary to mitigate the impacts at the study intersections would require the acquisition of significant right-of-way to construct additional turn or travel lanes and extensive traffic signal modification. However, the addition of through or turn lanes and traffic signal modification would result in secondary impacts, including increasing vehicle miles traveled; non-compliance with policies contained within adopted plans, and active mode accessibility; and fiscal

constraints due to the need to acquire right-of-way along built out corridors, resulting in significant and unavoidable impacts.

The Proposed Project is also anticipated to result in significant impacts to the C/CAG Congestion Management Program (CMP) Arterial Roadway Network. El Camino Real is expected to operate at LOS E north of Ralston Avenue and LOS F south of Ralston Avenue during the p.m. peak hour. As part of the proposed Project there would not be a reduction in travel lanes or other changes to the roadway configuration that would affect arterial segment performance. The Project would be expected to cause the intersection of El Camino Real/Ralston Avenue to operate at LOS F during both a.m. and p.m. peak hours, and the Project would add trips to the CMP roadway and exceed the LOS criteria established by C/CAG. In order to reduce the Proposed Project's impact on the El Camino Real roadway segments, additional travel lanes along the corridor would need to be constructed to provide sufficient capacity to serve traffic demand. The addition of through lanes would result in secondary impacts, including increasing VMT; non-compliance with policy contained within the Grand Boulevard Initiative, Complete Streets initiatives, and active mode accessibility; and fiscal constraints due to the need to acquire right-of-way along built out corridors, resulting in significant and unavoidable impacts.

The Proposed Project would be expected to result in significant impacts to the C/CAG CMP Freeway Network. The Proposed Project is expected to result in more than a one percent increase in volume on all freeway segments operating deficiently under Existing Conditions. On the freeway segments operating acceptably under Existing Conditions, the projected traffic volumes would be expected increase the volume-to-capacity ratio above 1.00, resulting in LOS F operations. The following segments would be expected to operate deficiently:

- US 101 from East Hillsdale Boulevard to Ralston Avenue (Northbound and Southbound)
- US 101 from Ralston Avenue to Harbor Boulevard (Southbound Only)
- US 101 from Harbor Boulevard to Holly Street (Southbound Only)
- US 101 from Holly Street to Ralston Avenue (Northbound Only)
- SR 92 from Mariners Island Boulevard to US 101
- SR 92 from US 101 to El Camino Real
- SR 29 from El Camino Real to Alameda de las Pulgas
- SR 92 from Alameda de las Pulgas to West Hillsdale Boulevard
- SR 92 from De Anza Boulevard to Ralston Avenue
- SR 92 from Ralston Avenue to I-280
- I-280 from Bunker Hill Drive/SR 35 to SR 92
- I-280 from SR 92 to Edgewood Road

In order to reduce the Project's impacts on the study freeway segments, additional travel lanes on the freeway segment would need to be constructed to provide sufficient capacity to serve traffic demand. However, the addition of through lanes would result in secondary impacts, including increasing VMT and fiscal constraints due to the need to acquire right-of-way along built out corridors, resulting in significant and unavoidable impacts.

Increased congestion along El Camino Real and other roadways in the study area could affect emergency vehicle response times, especially during AM and PM Peak-Hour commute times. To the same extent that the Project would affect average vehicle delay, there could be a corresponding change to the response times for emergency vehicles traveling through these locations; therefore,

the impact of the Proposed Project on emergency access would be considered potentially significant. Signal priority preemption equipment and strict adherence to emergency vehicle passing priority under state law could reduce the Project's impact on emergency access; however, these mitigation measures cannot be accurately quantified, resulting in significant and unavoidable impacts.

Impacts Summary and Environmentally Superior Alternative

IMPACTS SUMMARY

Table ES-3 presents the summary of the significant impacts of the Proposed Project identified in the EIR and the Proposed Project policies and mitigation measures that reduce these impacts to the extent possible. Detailed discussions of the impacts and proposed policies that would reduce impacts are in Chapter 4.

IDENTIFICATION OF ENVIRONMENTALLY SUPERIOR ALTERNATIVE

As discussed in the comparative analysis in Chapter 5 of this Draft EIR, once the No Project Alternative is set aside (as provided by CEQA), Alternative 1 is the sole remaining alternative, and is therefore identified as the environmentally superior alternative.

In comparison to the Proposed Project, Alternative 1 would support more housing and fewer jobs, which would result in a more balanced jobs/housing ratio. Because the analysis of the Proposed Project showed notable VMT reductions at the TAZ level in areas of high density mixed use, the original intention of the design of Alternative 1 was to create additional nodes of mixed use development in order to further reduce VMT, and, subsequently, air quality and greenhouse gas-related impacts. Housing is more evenly distributed throughout the Planning Area in Alternative 1, creating more of these mixed-use nodes and opportunities for shorter vehicle trips. While this balance does decrease VMT per service population relative to both the Proposed Project and the No Project Alternative by reducing trip lengths and the number of daily trips per service population, and would result in increased pedestrian/bicycle activity and transit ridership, the increased residential development in Alternative 1 would still result in higher total VMT in the Planning Area and thus greater localized impacts to air quality and traffic congestion in the Planning Area, as well as greater impacts to energy, GHGs, and climate change. Overall, the Proposed Project would have less of an impact than Alternative 1.

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
Aesthetics		
4.1-1 Implementation of the Proposed Project will not have a substantial adverse effect on a scenic vista.	<p>Proposed General Plan Policies that Would Reduce the Impact 2.13-1, 2.13-3, 2.13-7, 2.14-3, 2.14-4, 3.4-6, 4.4-1, 4.4-3, 4.5-4, 5.3-7</p> <p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact <i>Urban Design Chapter</i></p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact TL1</p> <p>Mitigation Measures None required.</p>	Less than significant
4.1-2 Implementation of the Proposed Project would not damage scenic resources visible from state- or county-designated or eligible scenic highways.	<p>Mitigation Measures None required.</p>	No Impact
4.1-3 Implementation of the Proposed Project could substantially degrade the existing visual character or quality of the Planning Area and its surroundings.	<p>Proposed General Plan Policies that Would Reduce the Impact 2.4-1, 2.4-3, 2.5-4, 2.5-7, 2.6-6, 2.13-2, 2.13-3, 2.13-7, 3.4-5</p> <p>Proposed Phase I Zoning Regulations that Would Reduce the Impact <i>Corridor Mixed Use District design standards</i> <i>Regional Commercial District design standards</i> <i>Harbor Industrial Area District design standards</i></p>	Less than Significant

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact <i>Urban Design Chapter development standards and design guidelines</i></p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact TL2</p> <p>Mitigation Measures None required.</p>	
<p>4.1-4 Implementation of the Proposed Project could create a new source of substantial light or glare that would adversely affect day or nighttime views in the area.</p>	<p>Proposed General Plan Policies that Would Reduce the Impact 2.13-4, 5.3-6</p> <p>Proposed Phase I Zoning Provisions that Would Reduce the Impact The proposed Phase I Zoning amendments introduce a definition for “full cutoff lighting.”</p> <p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact There are no policies in the Belmont Village Specific Plan that relate to this topic. General Plan policies also apply to the BVSP Area.</p> <p>Proposed Climate Action Plan Policies that Would Reduce the Impact EM1</p>	Less than Significant

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
	Mitigation Measures None required.	
Air Quality		
4.2-1 Implementation of the Proposed Project would not conflict with or obstruct implementation of the applicable air quality plan.	<p>Proposed General Plan Policies that Would Reduce the Impact 2.1-2, 2.3-2, 2.5-6, 2.7-2, 2.13-6, 2.15-1, 3.1-2, 3.1-3, 3.1-4, 3.1-5, 3.2-1, 3.2-2, 3.2-3, 3.2-4, 3.2-5, 3.4-3, 3.4-10, 3.5-5, 3.5-8, 3.5-9, 3.5-13, 3.5-14, 3.5-15, 3.5-16, 3.6-1, 3.6-2, 3.6-3, 3.7-1, 3.7-2, 3.7-3, 3.7-4, 3.7-6, 3.7-7, 3.8-1, 5.3-8, 5.10-1, 5.10-2, 5.10-4, 5.10-6, 5.11-1</p> <p>Proposed Phase I Zoning Regulations that Would Reduce the Impact Section 8A.7</p> <p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact 2.1-1, 2.1-3, 2.1-5, 3.1-2, 3.2-1, 3.2-2, 3.2-8, 3.2-10, 3.2-18, 3.2-19, 3.2-20, 3.2-27, 3.2-29, 3.2-31, 3.2-32, 3.2-33, 3.2-35, 3.2-36, 3.3-1, 3.3-3, 3.4-1, 3.5-1, 5.4-1, 5.4-2, 6.4-2, 6.4-3, 6.4-4, 6.4-5, 6.4-6, 6.4-7, 6.4-8, 6.4-9, 6.4-10</p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact EC1, EC2, EC4, EC5, EM3, EM5, A1, TL1, TL2, TL3, TM1, TM2, TM4</p> <p>Mitigation Measures None required.</p>	Less than Significant

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
4.2-2 Implementation of the Proposed Project would violate an air quality standard and contribute substantially to an existing or projected air quality violation during construction.	<p>Proposed General Plan Policies that Would Reduce the Impact</p> <p>5.10-3</p> <p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact</p> <p>There are no policies in the Belmont Village Specific Plan that relate to this topic.</p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact</p> <p>There are no strategies in the Climate Action Plan that relate to this topic.</p> <p>Mitigation Measures</p> <p>AQ-1, AQ-2, AQ-3, AQ-4</p>	Significant and Unavoidable
4.2-3 Implementation of the Proposed Project would violate an air quality standard and contribute substantially to an existing or projected air quality violation during operation.	<p>Proposed General Plan Policies that Would Reduce the Impact</p> <p>2.1-2, 2.3-2, 2.5-6, 2.7-2, 2.13-6, 2.15-1, 3.1-2, 3.1-3, 3.1-4, 3.1-5, 3.2-1, 3.2-2, 3.2-3, 3.2-4, 3.2-5, 3.4-3, 3.4-10, 3.5-5, 3.5-8, 3.5-9, 3.5-13, 3.5-14, 3.5-15, 3.5-16, 3.6-1, 3.6-2, 3.6-3, 3.7-1, 3.7-2, 3.7-3, 3.7-4, 3.7-6, 3.7-7, 3.8-1, 5.3-8, 5.10-1, 5.10-2, 5.10-4, 5.10-6, 5.11-1</p> <p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact</p> <p>2.1-1, 2.1-3, 2.1-5, 3.1-2, 3.2-1, 3.2-2, 3.2-8, 3.2-10, 3.2-18, 3.2-19, 3.2-20, 3.2-27, 3.2-29, 3.2-31, 3.2-32, 3.2-33, 3.2-35, 3.2-36, 3.3-1, 3.3-3, 3.4-1, 3.5-1, 5.4-1, 5.4-2, 6.4-2, 6.4-3, 6.4-4, 6.4-5, 6.4-6, 6.4-7, 6.4-8, 6.4-9, 6.4-10</p>	Significant and unavoidable

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>Proposed Climate Action Plan Measures that Would Reduce the Impact</p> <p>2.1-1, 2.1-3, 2.1-5, 3.1-2, 3.2-1, 3.2-2, 3.2-8, 3.2-10, 3.2-18, 3.2-19, 3.2-20, 3.2-27, 3.2-29, 3.2-31, 3.2-32, 3.2-33, 3.2-35, 3.2-36, 3.3-1, 3.3-3, 3.4-1, 3.5-1, 5.4-1, 5.4-2, 6.4-2, 6.4-3, 6.4-4, 6.4-5, 6.4-6, 6.4-7, 6.4-8, 6.4-9, 6.4-10</p> <p>Mitigation Measures</p> <p>AQ-5</p>	
4.2-4 Implementation of the Proposed Project would result in a cumulatively considerable net increase of a criteria pollutant for which the project region is a nonattainment area for an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors).	<p>Proposed General Plan Policies that Would Reduce the Impact</p> <p>2.1-2, 2.3-2, 2.5-6, 2.7-2, 2.13-6, 2.15-1, 3.1-2, 3.1-3, 3.1-4, 3.1-5, 3.2-1, 3.2-2, 3.2-3, 3.2-4, 3.2-5, 3.4-3, 3.4-10, 3.5-5, 3.5-8, 3.5-9, 3.5-13, 3.5-14, 3.5-15, 3.5-16, 3.6-1, 3.6-2, 3.6-3, 3.7-1, 3.7-2, 3.7-3, 3.7-4, 3.7-6, 3.7-7, 3.8-1, 5.3-8, 5.10-1, 5.10-2, 5.10-4, 5.10-6, 5.11-1</p> <p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact</p> <p>2.1-1, 2.1-3, 2.1-5, 3.1-2, 3.2-1, 3.2-2, 3.2-8, 3.2-10, 3.2-18, 3.2-19, 3.2-20, 3.2-27, 3.2-29, 3.2-31, 3.2-32, 3.2-33, 3.2-35, 3.2-36, 3.3-1, 3.3-3, 3.4-1, 3.5-1, 5.4-1, 5.4-2, 6.4-2, 6.4-3, 6.4-4, 6.4-5, 6.4-6, 6.4-7, 6.4-8, 6.4-9, 6.4-10</p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact</p> <p>2.1-1, 2.1-3, 2.1-5, 3.1-2, 3.2-1, 3.2-2, 3.2-8, 3.2-10, 3.2-18, 3.2-19, 3.2-20, 3.2-27, 3.2-29, 3.2-31, 3.2-32, 3.2-33, 3.2-35, 3.2-36, 3.3-1, 3.3-3, 3.4-1, 3.5-1, 5.4-1, 5.4-2, 6.4-2, 6.4-3, 6.4-4, 6.4-5, 6.4-6, 6.4-7, 6.4-8, 6.4-9, 6.4-10</p>	Significant and unavoidable

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
	Mitigation Measures AQ-1, AQ-2, AQ-3, AQ-4, AQ-5	
4.2-5 Implementation of the Proposed Project would expose sensitive receptors to substantial pollutant concentrations from new sources of toxic air containments.	Proposed General Plan Policies that Would Reduce the Impact 5.10-5, 5.10-2 Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact 6.4-2, 6.4-3, 6.4-4, 6.4-5, 6.4-6, 6.4-9 Proposed Climate Action Plan Measures that Would Reduce the Impact There are no strategies in the Climate Action Plan that relate to this topic. Mitigation Measures AQ-6	Significant and unavoidable
4.2-6 Implementation of the Proposed Project would not expose sensitive receptors to substantial carbon monoxide pollutant concentrations from increased traffic.	Proposed General Plan Policies that Would Reduce the Impact 2.15-1, 3.4-3, 3.4-10 Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact 3.2-10, 3.2-24, 3.2-26	Less than significant

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>Proposed Climate Action Plan Measures that Would Reduce the Impact</p> <p>TL2, TL3</p> <p>Mitigation Measures</p> <p>None required.</p>	
4.2-7 Implementation of the Proposed Project would not create objectionable odors affecting a substantial number of people.	<p>Proposed General Plan Policies that Would Reduce the Impact</p> <p>There are no strategies in the proposed General Plan that relate to this topic.</p> <p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact</p> <p>There are no strategies in the Specific Plan that relate to this topic.</p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact</p> <p>There are no strategies in the Climate Action Plan that relate to this topic.</p> <p>Mitigation Measures</p> <p>None required.</p>	Less than significant
Biological Resources		
4.3-1 Implementation of the Proposed Project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a	<p>Proposed General Plan Policies that Would Reduce the Impact</p> <p>2.14-3, 4.4-1, 4.4-6, 4.5-2, 4.5-3, 4.5-4, 5.1-1, 5.1-2, 5.1-3, 5.1-4, 5.3-1, 5.3-2, 5.3-3, 5.3-4, 5.4-3</p>	Less than Significant

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
candidate, sensitive, or special-status species in local or regional plans, policies, or regulations; by the California Department of Fish and Wildlife; or by the U.S. Fish and Wildlife Service.	<p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact 6.1-1, 6.2-2, 6.3-1</p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact TL1</p> <p>Mitigation Measures None required.</p>	
4.3-2 Implementation of the Proposed Project would not have a substantial adverse effect on riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.	<p>Proposed General Plan Policies that Would Reduce the Impact 4.5-2, 5.4-3, 5.3-2</p> <p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact 6.1-1, 6.2-2</p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact TL1</p> <p>Mitigation Measures None required.</p>	Less than Significant
4.3-3 Implementation of the Proposed Project would not have a substantial adverse effect on federally protected	<p>Proposed General Plan that Would Reduce the Impact 5.3-2, 5.4-3</p>	Less than Significant

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.	<p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact 6.1-1, 6.2-2, 6.3-2</p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact There are no strategies in the Climate Action Plan that relate to this topic.</p> <p>Mitigation Measures None required.</p>	
4.3-4 Implementation of the proposed Project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	<p>Proposed General Plan Policies that Would Reduce the Impact 5.3-4, 5.4-3</p> <p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact 6.3-2</p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact There are no strategies in the Climate Action Plan that relate to this topic.</p> <p>Mitigation Measures None required.</p>	Less than Significant
4.3-5 Implementation of proposed General Plan would not conflict with local policies or	<p>Proposed General Plan Policies that Would Reduce the Impact 2.4-2, 4.5-4</p>	No Impact

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
ordinances protecting biological resources, such as a tree preservation policy or ordinance.	<p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact</p> <p>There are no policies in the Belmont Village Specific Plan that relate to this topic. General Plan policies also apply to the BVSP Area.</p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact</p> <p>There are no strategies in the Climate Action Plan that relate to this topic.</p> <p>Mitigation Measures</p> <p>None required.</p>	
4.3-6 Implementation of the Proposed Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.	<p>Mitigation Measures</p> <p>None required.</p>	No Impact
Cultural Resources		
4.4-1 Implementation of the Proposed Project would not cause a substantial change to the significance of a historical resource, defined as physical demolition, destruction, relocation, or alteration	<p>Proposed General Plan Policies that Would Reduce the Impact</p> <p>2.23-1, 2.23-2, 2.23-3, 2.23-4, 2.2-1, 2.2-3</p> <p>Proposed Climate Action Plan Measures that would Reduce the Impact</p> <p>2.2-1, 2.2-3</p>	Less than Significant with Mitigation

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
of the resource or its immediate surroundings such that the significance of a historic resource would be materially impaired (Guidelines Section 15064.5).	Mitigation Measures CULT-1, CULT-2	
4.4-2 Implementation of the Proposed Project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5.	Proposed General Plan Policies that Reduce the Impact 5.12-1, 5.12-2 Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact 2.2-2 Proposed Climate Action Plan Measures that would Reduce the Impact There are no strategies in the Climate Action Plan that relate to this topic. Mitigation Measure None required.	Less than Significant
4.4-3 Implementation of the Proposed Project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	Proposed General Plan Policies that Reduce the Impact 5.12-1, 5.12-2 Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact 2.2-2	Less than Significant

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>Proposed Climate Action Plan Measures that would Reduce the Impact</p> <p>There are no strategies in the Climate Action Plan that relate to this topic.</p> <p>Mitigation Measure</p> <p>None required.</p>	
4.4-4 Implementation of the Proposed Project would not disturb any human remains, including those interred outside of formal cemeteries.	<p>Proposed General Plan Policies that Reduce the Impact</p> <p>5.12-1, 5.12-2</p> <p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact</p> <p>2.2-2</p> <p>Proposed Climate Action Plan Measures that would Reduce the Impact</p> <p>There are no strategies in the Climate Action Plan that relate to this topic.</p> <p>Mitigation Measure</p> <p>None required.</p>	Less than Significant
4.4-5 Implementation of the Proposed Project would not cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section	<p>Proposed General Plan Policies that Reduce the Impact</p> <p>5.12-1, 5.12-2</p> <p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact</p> <p>2.2-2</p>	Less than Significant

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that meets the criteria set forth in subdivision (a) of Public Resources Code section 21074.	<p>Proposed Climate Action Plan Measures that would Reduce the Impact</p> <p>There are no strategies in the Climate Action Plan that relate to this topic.</p> <p>Mitigation Measure</p> <p>None required.</p>	
Geology, Soils and Seismicity		
4.5-1 Implementation of the Proposed Project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map or based on other substantial evidence of a known fault; strong seismic ground shaking; seismic-related ground failure,	<p>Proposed General Plan Policies that Would Reduce the Impact</p> <p>3.4-6, 4.4-3, 5.2-1, 6.1-1, 6.1-2, 6.1-3, 6.1-4, 6.1-5, 6.1-6, 6.1-8, 6.1-9, 6.1-10, 6.1-11</p> <p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact</p> <p>There are no policies in the Belmont Village Specific Plan that relate to this topic. General Plan policies also apply to the BVSP Area.</p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact</p> <p>There are no strategies in the Climate Action Plan that relate to this topic.</p>	Less than Significant

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
including liquefaction; and landslides.	Mitigation Measures None required.	
4.5-2 Implementation of the Proposed Project would not result in substantial soil erosion or topsoil loss.	Proposed General Plan that Would Reduce the Impact 3.4-6, 6.1-2, 6.1-5, 6.1-6 Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact 6.1-1 Proposed Climate Action Plan Measures that Would Reduce the Impact There are no strategies in the Climate Action Plan that relate to this topic. Mitigation Measures None required.	Less than Significant
4.5-3 Implementation of the Proposed Project would not locate structures on expansive soils or on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse and create	Proposed General Plan Policies that Would Reduce the Impact 6.1-1, 6.1-2, 6.1-3, 6.1-4, 6.1-5, 6.1-6 Proposed Climate Action Plan Measures that Would Reduce the Impact There are no strategies in the Climate Action Plan that relate to this topic. Mitigation Measures None required.	Less than Significant

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
substantial risks to life or property.		
4.5-4 Implementation of the Proposed Project would not result in soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.	<p>Proposed General Plan Policies that Would Reduce the Impact</p> <p>5.7-4</p> <p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact</p> <p>There are no policies in the Belmont Village Specific Plan that relate to this topic. General Plan policies also apply to the BVSP area.</p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact</p> <p>There are no strategies in the Climate Action Plan that relate to this topic.</p> <p>Mitigation Measures</p> <p>None required.</p>	No Impact
Energy, Greenhouse Gases, and Climate Change		
4.6-1 Implementation of the Proposed Project would not lead to wasteful, inefficient, or unnecessary consumption of energy.	<p>Proposed General Plan Policies that Would Reduce the Impact</p> <p>2.3-2, 2.5-6, 3.2-1, 3.2-2, 3.2-3, 3.2-4, 3.2-5, 3.5-9, 3.6-1, 3.6-2, 3.6-3, 3.7-1, 3.7-4, 3.7-6, 5.11-1</p> <p>Proposed Phase I Zoning Regulations that Would Reduce the Impact</p> <p>Section 7A.7</p>	Less than significant

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact 2.1-1, 2.1-3, 2.1-5, 3.1-2, 3.2-2, 3.2-8, 3.2-18, 3.3-1, 3.3-3, 3.4-1, 5.4-1, 5.4-2, 6.4-10</p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact EC1, EC2, EC3, EC4, EC5, EC6, EM1, EM3, EM4, EM5</p> <p>Mitigation Measures None required.</p>	
4.6-2 Implementation of the Proposed Project would not result in a substantial adverse effect on local or regional energy supplies, peak or base period energy demand, or resource capacity.	<p>Proposed General Plan Policies that Would Reduce the Impact 3.2-1, 5.11-1</p> <p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact 5.4-1, 5.4-2</p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact EC1, EC2, EC3, EC4, EC5, EC6, EM1, EM3, EM4, EM5</p> <p>Mitigation Measures None required.</p>	Less than significant

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
4.6-3 Implementation of the Proposed Project would generate GHG emissions, either directly or indirectly, during construction that may have a significant impact on the environment.	<p>Proposed General Plan Policies that Would Reduce the Impact</p> <p>5.10-3</p> <p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact</p> <p>There are no policies in the Belmont Village Specific Plan that relate to this topic.</p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact</p> <p>There are no strategies in the Climate Action Plan that relate to this topic.</p> <p>Mitigation Measures</p> <p>AQ-2</p>	Less than significant with mitigation
4.6-4 Implementation of the Proposed Project would not generate GHG emissions, either directly or indirectly, during operation that may have a significant impact on the environment.	<p>Proposed General Plan Policies that Would Reduce the Impact</p> <p>2.1-2, 2.13-6, 2.15-1, 2.3-2, 2.5-6, 3.1-3, 3.1-4, 3.1-5, 3.4-3, 3.4-10, 3.5-5, 3.5-8, 3.5-13, 3.5-14, 3.5-15, 3.5-16, 3.7-2, 3.7-3, 3.7-7, 3.8-1, 3.2-2, 3.2-3, 3.2-4, 3.2-5, 3.5-9, 3.6-1, 3.6-2, 3.6-3, 3.7-1 3.7-4, 3.7-6, 5.10-1, 5.10-6, 5.11-1</p> <p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact</p> <p>2.1-1, 2.1-3, 2.1-5, 3.2-1, 3.2-10, 3.2-19, 3.2-20, 3.2-27, 3.2-29, 3.2-31, 3.2-32, 3.2-33, 3.2-35, 3.2-36, 3.5-1, 3.2-2, 3.2-8, 3.2-18, 3.3-1, 3.3-3, 3.4-1, 5.1-4, 5.4-3, 5.4-4, 5.4-5, 5.4-6, 5.4-7, 5.4-8, 5.2-5, 5.4-1, 5.4-2, 6.4-10, 6.4-6, 6.4-7, 6.4-8, 6.4-9</p>	Less than significant

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>Proposed Climate Action Plan Measures that Would Reduce the Impact</p> <p>See measures described in Table 4.6-9.</p> <p>Mitigation Measures</p> <p>None required</p>	
4.6-5 Implementation of the Proposed Project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.	<p>Proposed General Plan Policies that Would Reduce the Impact</p> <p>2.1-2, 2.13-6, 2.15-1, 2.3-2, 2.5-6, 3.1-3, 3.1-4, 3.1-5, 3.4-3, 3.4-10, 3.5-5, 3.5-8, 3.5-13, 3.5-14, 3.5-15, 3.5-16, 3.7-2, 3.7-3, 3.7-7, 3.8-1, 3.2-2, 3.2-3, 3.2-4, 3.2-5, 3.5-9, 3.6-1, 3.6-2, 3.6-3, 3.7-1 3.7-4, 3.7-6, 5.10-1, 5.10-6, 5.11-1</p> <p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact</p> <p>2.1-1, 2.1-3, 2.1-5, 3.2-1, 3.2-10, 3.2-19, 3.2-20, 3.2-27, 3.2-29, 3.2-31, 3.2-32, 3.2-33, 3.2-35, 3.2-36, 3.5-1, 3.2-2, 3.2-8, 3.2-18, 3.3-1, 3.3-3, 3.4-1, 5.1-4, 5.4-3, 5.4-4, 5.4-5, 5.4-6, 5.4-7, 5.4-8, 5.2-5, 5.4-1, 5.4-2, 6.4-10, 6.4-6, 6.4-7, 6.4-8, 6.4-9</p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact</p> <p>See measures described in Table 4.6-9.</p> <p>Mitigation Measures</p> <p>None required</p>	Less than significant
Hazards and Hazardous Materials		
4.7-1 Implementation of the Proposed Project would create a significant	<p>Proposed General Plan Policies that Would Reduce the Impact</p> <p>6.4-1, 6.4-2</p>	Less than Significant

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	<p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact 6.4-6, 6.4-7, 6.4-9</p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact EC3, EM4</p> <p>Mitigation Measures None required.</p>	
4.7-2 Implementation of the Proposed Project would create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	<p>Proposed General Plan Policies that Would Reduce the Impact 6.4-1, 6.4-2</p> <p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact There are no policies in the BVSP that relate to this impact.</p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact There are no strategies in the Climate Action Plan that relate to this topic.</p> <p>Mitigation Measures None required.</p>	Less than Significant

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
4.7-3 Implementation of the Proposed Project would emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	<p>Proposed General Plan Policies that Would Reduce the Impact</p> <p>There are no policies in the proposed General Plan that relate to this impact.</p> <p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact</p> <p>There are no policies in the Belmont Village Specific Plan that relate to this impact.</p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact</p> <p>EC3, EM4</p> <p>Mitigation Measures</p> <p>None required.</p>	Less than Significant
4.7-4 Implementation of the Proposed Project could result in development located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and thus create a significant hazard to the public or the environment.	<p>Proposed General Plan Policies that Would Reduce the Impact</p> <p>6.3-1, 6.3-2, 6.3-3</p> <p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact</p> <p>6.4-1, 6.4-3</p>	Less than Significant

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>Proposed Climate Action Plan Measures that Would Reduce the Impact</p> <p>There are no strategies in the Climate Action Plan that relate to this topic.</p> <p>Mitigation Measures</p> <p>None required.</p>	
4.7-5 Implementation of the Proposed Project would not result in a safety hazard for people residing or working within an airport land use plan area or, where such a plan has not been adopted, within two miles of a public airport or public use airport.	<p>Proposed General Plan Policies that Would Reduce the Impact</p> <p>2.16-1, 2.16-2</p> <p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact</p> <p>6.6-1, 6.6-2</p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact</p> <p>There are no strategies in the Climate Action Plan that relate to this topic.</p> <p>Mitigation Measures</p> <p>None required.</p>	Less than Significant
4.7-6 Implementation of the Proposed Project would result in a safety hazard for people residing or working within the	<p>Proposed General Plan Policies that Would Reduce the Impact</p> <p>2.16-1, 2.16-2</p>	No Impact

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
vicinity of a private airstrip.	<p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact</p> <p>There are no strategies in the Belmont Village Specific Plan that relate to this topic.</p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact</p> <p>There are no strategies in the Climate Action Plan that relate to this topic.</p> <p>Mitigation Measures</p> <p>None required.</p>	
4.7-7 Implementation of the Proposed Project could impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	<p>Proposed General Plan Policies that Would Reduce the Impact</p> <p>6.7-1, 6.7-2, 6.7-3, 6.7-4, 6.7-5, 6.7-6, 6.7-7, 6.7-8, 6.7-9, 6.0-1, 6.9-2, 6.9-3, 6,10-1</p> <p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact</p> <p>5.6-2</p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact</p> <p>There are no strategies in the Climate Action Plan that relate to this topic.</p>	Less than Significant

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
	Mitigation Measures None required.	
4.7-8 Implementation of the Proposed Project would expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.	Proposed General Plan Policies that Would Reduce the Impact 2.14-3, 4.4-7, 5.1-3, 6.6-1, 6.6-2, 6.6-3, 6.6-4, 6.6-5, 6.6-7, 6.6-8, 6.6-9, 6.6-20, 6.6-11 Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact There are no strategies in the Belmont Village Specific Plan that relate to this topic. Proposed Climate Action Plan Measures that Would Reduce the Impact There are no strategies in the Climate Action Plan that relate to this topic. Mitigation Measures None required.	Less than Significant
Hydrology, Flooding, and Water Quality		
4.8-1 Development under the Proposed Project would not violate any federal, State, or local water quality standards or waste discharge requirements.	Proposed General Plan Policies that Would Reduce the Impact 5.5-3, 6.2-9, 6.2-10 Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact 5.1-3	Less than Significant

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>Proposed Climate Action Plan Measures that Would Reduce the Impact</p> <p>There are no strategies in the Climate Action Plan that relate to this topic.</p> <p>Mitigation Measures</p> <p>None required.</p>	
4.8-2 Development under the Proposed Project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of local groundwater tables.	<p>Proposed General Plan Policies that Would Reduce the Impact</p> <p>4.4-1, 4.4-3, 5.3-5, 5.9-2</p> <p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact</p> <p>5.1-7</p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact</p> <p>There are no strategies in the Climate Action Plan that relate to this topic.</p> <p>Mitigation Measures</p> <p>None required.</p>	Less than Significant
4.8-3 Development under the Proposed Project would not substantially alter the existing drainage pattern of the site or area,	<p>Proposed General Plan Policies that Would Reduce the Impact</p> <p>3.4-6, 4.5-2, 4.4-1, 4.4-3, 5.3-2, 5.4-1, 5.4-2, 5.4-3, 5.4-4, 5.5-4, 5.9-1, 5.9-2, 6.1-11</p>	Less than Significant

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
including through the alteration of the course of a stream or river or by increasing the rate or amount of surface runoff, in a manner that would result in substantial erosion, siltation, or flooding on- or off-site.	<p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact</p> <p><i>Urban Design Chapter</i></p> <p>5.1-5, 5.1-3, 5.1-7, 6.1-1, 6.2-2, 6.3-2</p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact</p> <p>There are no strategies in the Climate Action Plan that relate to this topic.</p> <p>Mitigation Measures</p> <p>None required.</p>	
4.8-4 Development under the Proposed Project would not create or contribute runoff that would exceed the capacity of existing or planned storm drain systems, or that would provide substantial additional sources of polluted runoff.	<p>Proposed General Plan Policies that Would Reduce the Impact</p> <p>5.9-1, 6.2-3</p> <p>Proposed Phase I Zoning Regulations that Would Reduce the Impact</p> <p><i>Design Standards for Off-street Parking and Loading in Commercial Mixed Use and Regional Commercial Districts</i></p> <p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact</p> <p><i>Urban Design Chapter: design guidelines for Low Impact Development</i></p> <p>5.1-6, 5.1-5</p> <p><i>Village Zoning: design standards for permeable surface parking</i></p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact</p>	Less than Significant

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>There are no strategies in the Climate Action Plan that relate to this topic.</p> <p>Mitigation Measures</p> <p>None required.</p>	
4.8-5 Development under the Proposed Project would not otherwise substantially degrade water quality.	<p>Proposed General Plan Policies that Would Reduce the Impact</p> <p>5.5-1, 5.5-2, 5.5-4, 5.5-5, 5.5-3</p> <p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact</p> <p>6.4-1</p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact</p> <p>There are no strategies in the Climate Action Plan that relate to this topic.</p> <p>Mitigation Measures</p> <p>None required.</p>	Less than Significant
4.8-6 Development under the Proposed Project would not place housing within a 100-year flood hazard area on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.	<p>Proposed General Plan Policies that Would Reduce the Impact</p> <p>6.2-5, 6.2-7, 6.2-8</p> <p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact</p> <p>6.2-1</p>	Less than Significant

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>Proposed Climate Action Plan Measures that Would Reduce the Impact</p> <p>Appendix D of the Climate Action Plan offers a selection of several possible adaptation measures to address sea level rise and increased flooding events.</p> <p>Mitigation Measures</p> <p>None required.</p>	
4.8-7 Development under the Proposed Project would not place within a 100-year flood hazard area structures which would impede or redirect flood waters.	<p>Proposed General Plan Policies that Would Reduce the Impact</p> <p>6.2-11, 6.2-13, 6.2-5</p> <p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact</p> <p>6.2-1</p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact</p> <p>Appendix D of the Climate Action Plan offers a selection of several possible adaptation measures to address sea level rise and increased flooding events.</p> <p>Mitigation Measures</p> <p>None required.</p>	
4.8-8 Development under the Proposed Project would not expose people or structures to a significant risk of loss, injury or death involving flooding.	<p>Proposed General Plan Policies that Would Reduce the Impact</p> <p>2.21-3, 5.11-3, 6.1-1, 6.2-1, 6.2-2, 6.2-4, 6.2-6, 6.2-12</p>	Less than Significant

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
including flooding as a result of the failure of a levee or dam.	<p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact</p> <p>5.1-8, 6.2-1</p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact</p> <p>Appendix D of the Climate Action Plan offers a selection of several possible adaptation measures to address sea level rise and increased flooding events.</p> <p>As discussed above, GHG emissions reductions due to all CAP measures reduce sea level rise.</p> <p>Mitigation Measures</p> <p>None required.</p>	
4.8-9 Development under the Proposed Project would not expose people or structures to inundation by seiche, tsunami, or mudflow.	<p>Proposed General Plan Policies that Would Reduce the Impact</p> <p><i>Safety Element</i></p> <p>6.1-2, 6.1-3, 6.1-5, 6.1-9</p> <p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact</p> <p>There are no policies in the Belmont Village Specific Plan that relate to this topic. General Plan policies also apply to the BVSP Area.</p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact</p> <p>There are no strategies in the Climate Action Plan that relate to this topic.</p>	Less than Significant

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
	Mitigation Measures None required.	
Land Use, Housing, and Population		
4.9-1 Implementation of the Proposed Project would not physically divide an established community.	Proposed General Plan Policies that Would Reduce the Impact 2.1-2, 2.3-4, 2.5-5, 2.8-1, 3.1-3, 3.1-4, 3.5-13 Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact 3.1-3, 3.2-26 Proposed Climate Action Plan Measures that Would Reduce the Impact TL1 Mitigation Measures None required.	Less than Significant
4.9-2 Implementation of the Proposed Project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.	Proposed General Plan Policies that Would Reduce the Impact 2.1-1, 2.10-1, 2.12-1, 2.12-2, 2.14-1, 2.14-2, 2.21-1, 2.21-2, 2.21-3, 4.1-4, 4.2-1, 4.4-3, 4.4-5, 4.5-4, 5.5-3, 5.10-6, 6.1-1, 6.1-4, 6.2-7, 6.2-8, 6.3-3, 6.10-1 Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact There are no policies in the Belmont Village Specific Plan that relate to this topic. General Plan policies also apply to the BVSP Area.	Less than Significant

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
	Proposed Climate Action Plan Measures that Would Reduce the Impact TL2, TL1 Mitigation Measures None required.	
4.9-3 Implementation of the Proposed Project would not conflict with any applicable habitat conservation plan or natural community conservation plan.	Mitigation Measures None required.	No Impact
4.9-4 Implementation of the Proposed Project would not induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).	Proposed General Plan Policies that Would Reduce the Impact 2.8-1, 2.9-1 Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact 3.1-2 Proposed Climate Action Plan Measures that Would Reduce the Impact TL2 Mitigation Measures None required.	Less than Significant
4.9-5 Implementation of the Proposed Project would not displace substantial	Proposed General Plan Policies that Would Reduce the Impact 2.3-1, 2.17-3, 2.18-1, 2.18-2	Less than Significant

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
<p>numbers of existing housing units or people, necessitating the construction of replacement housing elsewhere.</p>	<p>Proposed Phase I Zoning Regulations that Would Reduce the Impact</p> <p><i>Unbundled Parking</i></p> <p>Proposed Belmont Village Specific Plan Policies and Regulations that Would Reduce the Impact</p> <p>2.3-1, 2.3-3, 2.3-4, 2.3-6, 2.3-7, 2.3-8, 5.8-5</p> <p><i>Village Zoning: Increased FAR, Height, and Density Incentives for Community Benefits</i></p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact</p> <p>There are no strategies in the Climate Action Plan that relate to this topic.</p> <p>Mitigation Measures</p> <p>None required.</p>	
Noise		
<p>4.10-1 Implementation of the Proposed Project would generate noise levels in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies during construction.</p>	<p>Proposed General Plan Policies that Would Reduce the Impact</p> <p>7.1-1, 7.1-2, 7.1-3, 7.1-4, 7.1-5, 7.1-6, 7.1-7, 7.1-8, 7.1-9, 7.2-1, 7.3-1</p> <p>Proposed Belmont Village Specific Plan Policies and Regulations that Would Reduce the Impact</p> <p>6.5-1, 6.5-2, 6.5-3</p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact</p> <p>TL2</p>	<p>Significant and Unavoidable</p>

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>Mitigation Measures</p> <p>No mitigation measures have been identified that would be able to reduce, with a reasonable degree of certainty, construction-related noise impacts on existing sensitive receptors.</p>	
4.10-2 Implementation of the Proposed Project would generate excessive groundborne vibration or groundborne noise levels during construction.	<p>Proposed General Plan Policies that Would Reduce the Impact 7.1-10, 7.1-11</p> <p>Proposed Belmont Village Specific Plan Policies and Regulations that Would Reduce the Impact 6.5-4</p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact There are no strategies in the Climate Action Plan that relate to this topic.</p> <p>Mitigation Measures No mitigation measures have been identified that would be able to reduce, with a reasonable degree of certainty, vibration impacts on existing sensitive receptors from construction activities.</p>	Significant and Unavoidable
4.10-3 Implementation of the Proposed Project would not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	<p>Proposed General Plan Policies that Would Reduce the Impact 7.1-1, 7.1-2, 7.1-3, 7.1-4, 7.1-5, 7.1-6, 7.1-7, 7.1-8, 7.1-9, 7.2-1, 7.3-1</p> <p>Proposed Belmont Village Specific Plan Policies and Regulations that Would Reduce the Impact 6.5-1, 6.5-2, 6.5-3</p>	Less than Significant

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>Proposed Climate Action Plan Measures that Would Reduce the Impact</p> <p>TL2</p> <p>Mitigation Measures</p> <p>None required.</p>	
4.10-4 Implementation of the Proposed Project would result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.	<p>Proposed General Plan Policies that Would Reduce the Impact</p> <p>7.1-1, 7.1-2, 7.1-3, 7.1-4, 7.1-5, 7.1-6, 7.1-7, 7.1-8, 7.1-9, 7.2-1, 7.3-1</p> <p>Proposed Belmont Village Specific Plan Policies and Regulations that Would Reduce the Impact</p> <p>6.5-1, 6.5-2, 6.5-3</p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact</p> <p>There are no strategies in the Climate Action Plan that relate to this topic.</p> <p>Mitigation Measures</p> <p>No mitigation measures have been identified that would be able to reduce, with a reasonable degree of certainty, noise impacts on existing sensitive receptors from construction activities.</p>	Significant and Unavoidable
4.10-5 Implementation of the Proposed Project would not expose people residing or working in the Planning Area to excessive noise levels associated with airports.	<p>Proposed General Plan Policies that Would Reduce the Impact</p> <p>7.3-2</p>	Less than Significant

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>Proposed Belmont Village Specific Plan Policies and Regulations that Would Reduce the Impact</p> <p>There are no policies in the Belmont Village Specific Plan that would reduce this impact.</p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact</p> <p>There are no policies in the Climate Action Plan that would reduce this impact.</p> <p>Mitigation Measures</p> <p>None required.</p>	
4.10-6 Implementation of the Proposed Project would not expose people residing or working in the Planning Area to excessive noise levels associated with private airstrips.	<p>Proposed General Plan Policies that Would Reduce the Impact</p> <p>No impact would occur.</p> <p>Proposed Belmont Village Specific Plan Policies and Regulations that Would Reduce the Impact</p> <p>No impact would occur.</p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact</p> <p>No impact would occur.</p> <p>Mitigation Measures</p> <p>None required.</p>	NoImpact.
Public Services and Recreation		

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
<p>4.11-1 Implementation of the Proposed Project would not result in the need for provision of increased staffing, facilities, and equipment necessary to maintain acceptable levels of fire and police service in such a way that could cause adverse environmental effects. (Less than Significant)</p>	<p>Proposed General Plan Policies that Would Reduce the Impact 2.3-4, 2.9-1, 2.14-3, 4.4-7, 5.1-3, 6.6-2, 6.6-3, 6.6-4, 6.6-5, 6.6-6, 6.6-7, 6.6-8, 6.8-3, 6.8-4, 6.9-2</p> <p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact 5.6-1, 5.6-2, 5.6-3</p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact There are no strategies in the Climate Action Plan that relate to this topic.</p> <p>Mitigation Measures None required.</p>	Less than Significant
<p>4.11-2 Implementation of the Proposed Project would not result in the need for provision of appropriate increases in school staffing of facilities in such a way that could cause adverse environmental effects.</p>	<p>Proposed General Plan Policies that Would Reduce the Impact 2.10-3, 2.9-1</p> <p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact 5.7-1</p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact There are no strategies in the Climate Action Plan that relate to this topic.</p> <p>Mitigation Measures None required.</p>	Less than Significant

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
4.11-3 Buildout of the Proposed Project would not result in an increase in the use of existing parks and recreational facilities such that substantial physical deterioration would occur or be accelerated.	<p>Proposed General Plan Policies that Would Reduce the Impact 2.10-1, 2.9-1, 4.1-1, 4.1-2, 4.1-3, 4.2-1, 4.2-3, 4.3-1, 4.3-2, 4.4-5, 4.6-1, 4.6-2, 4.7-1, 4.7-2, 4.7-3</p> <p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact 5.9-1, 5.9-2, 5.9-3, 5.9-4, 5.9-5, 5.9-6, 5.9-7, 5.9-9, 6.3-3</p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact TL2</p> <p>Mitigation Measures None required.</p>	Less than Significant
4.11-4 Buildout of the Proposed Project would result in the need for development of new parks and recreational facilities, but not in a manner which might have an adverse physical effect on the environment.	<p>Proposed General Plan Policies that Would Reduce the Impact 2.3-4, 2.14—3, 2.10-1, 4.4-1, 4.1-1, 4.1-2, 4.2-1, 4.2-3, 4.3-2, 4.4-5</p> <p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact 6.3-3</p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact TL2</p>	Less than Significant

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
	Mitigation Measures None required.	
4.11-5 Buildout of the Proposed Project would result in the need for provision of appropriate increases in other public facilities or staffing of those facilities, which could cause adverse environmental effects.	Proposed General Plan Policies that Would Reduce the Impact 2.10-2, 2.3-4, 2.9-1, 4.2-2 Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact 5.9-8, 5.9-2, 5.9-3, 5.9-4, 5.9-5, 5.9-7 Proposed Climate Action Plan Measures that Would Reduce the Impact There are no strategies in the Climate Action Plan that relate to this topic. Mitigation Measures None required.	Less than Significant
Transportation		
4.12-1 Buildout of the Proposed Project would cause intersections to fall below the established significance criteria for the City of Belmont and C/CAG for intersection operation.	Proposed General Plan Policies that Would Reduce the Impact 3.1-1, 3.2-4, 3.3-5, 3.1-2, 3.1-3, 3.1-5, 3.2-5, 3.3-2, 3.4-3, 3.4-7, 3.1-4, 3.3-3, 3.6-2, 3.6-3, 3.10-1 Proposed Specific Plan Policies that Would Reduce the Impact 3.1-2, 3.4-1	Significant and Unavoidable

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>Proposed Climate Action Plan Measures that Would Reduce the Impact</p> <p>TL1, TL2, TM2</p> <p>Mitigation Measures</p> <p>4.12-1a, 4.12-1b, 4.12-1c, 4.12-1d, 4.12-1e, 4.12-1f, 4.12-1g, 4.12-1h, 4.12-1i, 4.12-1j, 4.12-1k, 4.12-1l, 4.12-1m, 4.12-1n, 4.12-1o, 4.12-1p, 4.12-1q</p>	
4.12-2 Buildout of the proposed Project would cause roadway segment operations to fall below C/CAG's established level of service standards.	<p>Proposed General Plan Policies that Would Reduce the Impact</p> <p>3.4-5, 3.7-4, 3.7-7</p> <p>Proposed Specific Plan Policies that Would Reduce the Impact</p> <p>3.2-2, 3.2-10, 3.2-26</p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact</p> <p>TL1, TL2, TM2</p> <p>Mitigation Measures</p> <p>4.12-2</p>	Significant and Unavoidable
4.12-3 The proposed Project would not cause freeway segment operations to fall below C/CAG's established levels.	<p>Mitigation Measures</p> <p>4.12-3</p>	Significant and Unavoidable

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
4.12-4 Adoption and implementation of the Proposed Project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise de-crease the performance or safety of such facilities.	<p>Proposed General Plan Policies that Would Reduce the Impact 3.5-1 – 3.5-17, 3.1-2–3.1-3, 3.1-5, 3.1-7, 3.4-1, 3.4-3–3.4-5, 3.4-9, 3.4-10, 3.9-1–3.9-2, 3.6-3, 3.7-1–3.7-8</p> <p>Proposed Specific Plan Policies that Would Reduce the Impact 3.1-2, 3.1-3, 3.2-1–3.2-4, 3.2-7–3.2-12, 3.2-14, and 3.2-16–3.2-23, 3.2-25–3.2-36, 3.3-1–3.3-3</p>	Less than Significant
4.12-5 The proposed Project will increase pedestrian and bicycle activity.	<p>Proposed General Plan Policies that Would Reduce the Impact 3.5-1–3.5-17, 3.1-1</p> <p>Proposed Specific Plan Policies that Would Reduce the Impact 3.2-1–3.2-36</p> <p>Mitigation Measures None Required.</p>	Beneficial
4.12-6 Adoption and implementation of the Proposed Project would not modify the planning or operations of San Francisco International Airport, or San Carlos Airport, or introduce land use pat-terns that may cause substantial	<p>Mitigation Measures None Required.</p>	Less than Significant

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
safety risks to or from air operations.		
4.12-7 Implementation of the proposed Project may increase transit ridership.	<p>Proposed General Plan Policies that Would Reduce the Impact 3.2-1, 3.2-2, 3.2-3, 3.7-1 3.7-2, 3.7-3, 3.7-4, 3.7-5, 3.7-6, 3.7-8</p> <p>Proposed Specific Plan Policies that Would Reduce the Impact 3.3-1, 3.3-2</p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact TL1, TL2</p> <p>Mitigation Measures None Required.</p>	Less than Significant
4.12-8 Implementation of the Proposed Project would not result in any hazardous design features.	<p>Proposed General Plan Policies that Would Reduce the Impact 3.9-1</p> <p>Mitigation Measures None Required.</p>	Less than Significant
4.12-9 Adoption and implementation of the policies in the proposed Project would not result in inadequate emergency access.	<p>Mitigation Measures 4.12-9</p>	Significant and Unavoidable

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
Utilities		
4.13-1 Implementation of the Proposed Project would not exceed wastewater treatment requirements of the San Francisco Bay Regional Water Quality Control Board.	<p>Proposed General Plan Policies that Reduce the Impact 5.7-1, 5.7-2, 5.7-3</p> <p>Proposed Belmont Village Specific Plan Policies that Would Reduce the Impact 5.1-2</p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact There are no strategies in the Climate Action Plan that relate to this topic.</p> <p>Mitigation Measures None required.</p>	Less than Significant
4.13-2 Development under the Proposed Project would not require or result in the construction of new water or wastewater treatment facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects.	<p>Proposed General Plan Policies that Would Reduce the Impact 2.3-4, 5.6-1, 5.6-3, 5.6-5</p> <p>Proposed Specific Plan Policies that Would Reduce the Impact <i>Urban Design Chapter: design guidelines for drip irrigation systems</i> 5.1-4 <i>Village Zoning: landscaping standards</i></p>	Less than Significant with Mitigation

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p>Proposed Climate Action Plan Measures that Would Reduce the Impact</p> <p>TL1, EW1, EW2</p> <p>Mitigation Measures</p> <p>UTIL-1, UTIL-2, UTIL-3</p>	
4.13-3 Development under the Proposed Project would not require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	<p>Proposed General Plan Policies that Would Reduce the Impact</p> <p>2.3-4, 5.9-2, 6.2-9</p> <p>Proposed Phase I Zoning Regulations that Would Reduce the Impact</p> <p><i>Design Standards for Off-street Parking and Loading in Commercial Mixed Use and Regional Commercial Districts</i></p> <p>Proposed Specific Plan Policies that Would Reduce the Impact</p> <p><i>Urban Design Chapter: design guidelines for stormwater runoff</i></p> <p>5.1-3, 5.1-5, 5.1-7</p> <p><i>Village Zoning: design standards for parking lots and structures</i></p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact</p> <p>TL1</p> <p>Mitigation Measures</p> <p>None required.</p>	Less than Significant

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
4.13-4 Development under the Proposed Project would not have insufficient water supplies available to serve the project from existing entitlements and resources, or require new or expanded entitlements.	<p>Proposed General Plan Policies that Would Reduce the Impact 5.6-1, 5.6-3, 5.6-5, 5.7-3</p> <p>Proposed Specific Plan Policies that Would Reduce the Impact <i>Urban Design Chapter: design guidelines for drip irrigation systems</i> 5.1-4</p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact EW1, EW2</p> <p>Mitigation Measures None required.</p>	Less than Significant
4.13-5 Development under the Proposed Project would not result in a determination by the wastewater treatment provider which serves or may serve Belmont that it has inadequate capacity to serve the Proposed Project's projected demand in addition to the provider's existing commitments.	<p>Proposed General Plan Policies that Would Reduce the Impact 5.7-1, 5.7-2</p> <p>Proposed Specific Plan Policies that Would Reduce the Impact 5.1-2</p> <p>Proposed Climate Action Plan Measures that Would Reduce the Impact There are no strategies in the Climate Action Plan that relate to this topic.</p>	Less than Significant with Mitigation

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
	Mitigation Measures UTIL-2, UTIL-3	
4.13-6 Development under the Proposed Project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.	Proposed General Plan Policies that Would Reduce the Impact 5.8-1 Proposed Specific Plan Policies that Would Reduce the Impact 5.2-1, 5.2-2, 5.2-3, 5.2-4 Proposed Climate Action Plan Measures that Would Reduce the Impact WC1, WC2, WC4 Mitigation Measures None required.	Less than Significant
4.13-7 Development under the Proposed Project would comply with federal, state, and local statutes and regulations related to solid waste.	Proposed General Plan Policies that Would Reduce the Impact 5.8-1 Proposed Specific Plan Policies that Would Reduce the Impact 5.2-1, 5.2-2, 5.2-3, 5.2-4	Less than Significant

Table ES-3: Summary of Significant Impacts and Proposed Project Policies and Mitigation Measures that Reduce the Impact		
<i>Impact</i>	<i>Proposed Project Policies that Reduce the Impact</i>	<i>Significance Level</i>
	<p><i>Proposed Climate Action Plan Measures that Would Reduce the Impact</i></p> <p>WC1, WC2, WC3</p> <p><i>Mitigation Measures</i></p> <p>None required.</p>	